

CONCEPT:

This project of Karin DOM is designed by considering the area of the surrounding buildings, positioning by favorable geographical directions, as well optimal preservation of the existing tree vegetation. In the part of forming the building shape there are various circumstances, which are base fundament of the design process:

- Yard place situated on the southeast favorable area, which could be separated in secondary areas for the different special needs
- Simplified form of the building, purposing sustainability and good energy efficiency
- Easy for construction and economically justified monolit concrete construction with system of beams and columns

Humble, at the same time distinctive form of the building is giving the opportunity for easy manipulated and aesthetically pleasing facade solution. This is implemented with the parallel effort the project to be unobstrusive for the people and the surrounding buildings. Because of these circumstances the façade treatment is based on classical materials and colors.

The project aims to bring balance and harmony.

The façade treatment is based on the geometry of the openings of the windows and doors, as they are subordinated to their functional status.

The choice for base material for the façade is monochrome nuance tending to the white color, which can be properly combined with the other materials of the building – composite panels with wood texture and grey metal material for the window and door profiles and equipment. This type of architectural solution is giving the opportunity to be chosen a wide range of technical solutions for the façade systems in the next stages of the design process.

Built area level -1 – 627 m²

Gross area above ground level – 1851 m²

Green area on site – 742,2 m²

Number of parking spaces – 20

FUNCTIONAL ORGANIZATION:

This project for "KARIN DOM" is designed in one basement level and three main levels above the ground. According to the brief the main vehicle and pedestrian access to Prilep street is going to be located on the northwest side of the plot. A driveway roundabout is designed to be point of access for the main entrance area, the medical center and the basement parking spaces. A pedestrian path is provided next to the car access, which gives connection to the main entrance, medical center, the Montessori center and the yard which is situated in the southeast area of the land plot.

All functional groups are located in three main levels, which are connected with vertical communication – staircase and elevator. This gives the opportunity for clear and easy link to all the groups and zones. In the project is provided a secondary outside steel staircase for easy evacuation. There is an option for link to the roof area from the main vertical communication. All the floors are designed with optimal sided and upper lightning and there is a linked light connection between the ground floor and the roof.

The construction of the building is designed to be a monolith concrete structure. Comparatively orthogonal grid system and plans are giving the option for easy placing of the technical installations and openings.

0. To **basement level** (LEVEL -1 , -3.00, AREA 627 SQ.M.) is reached through car ramp with inclination of 15%, which is located on the northwest area of the building. In this level there are located:
 - Main zone for parking spaces – 20 parking spaces
 - Technical zones and storages

This level is connected via main staircase and elevator with the main ground floor and the reception area. There is a secondary small staircase for evacuation from the level -1 to the site.

1. On the **Ground floor** (LEVEL 0 , 0.00, AREA 627 SQ.M.) are designed the following main functional groups:

By main entrance with direct access is located the main reception area, the medical center(it has external entrance from the yard) . The reception area is giving opportunity for access to Physiotherapy zone and the main vertical communications. There is an option to access the Montessory zone, which has also external entrance from the yard .

2. On the **First floor** (LEVEL 1 , +4.50, AREA 612 SQ.M.) are designed the following functional groups:

From vestibule space in front of the vertical communications there is an access to hydrotherapy area, early intervention center, training center, staff rest areas and server rooms.

3. On the **Second floor** (LEVEL 2 , +7.90, AREA 612 SQ.M.) are designed the following functional groups:

From vestibule space in front of the vertical communications there is an access to diagnostics and therapy area, family-mediated intervention area, administration area and server rooms. –

BUDGET ANALYSIS : According the design, the building construction is standard and conventional, so there are no very expensive technologies for the scope of works. Primary goal is building to be put in good budget frames for the scope of works on the construction and the architecture, so to be maximum fund for sustainability, interiors and equipment. According to the design stage, the budget analysis is made in approximately $\pm 10\%$ variation.

KARIN DOM						
land plot area	2 450,00 m²					
Area of LEVEL -1	627,00 m²					
Total area above ground level	1 851,00 m²					
Total area with basement	2 478,00 m²					
Building expenses - LEVEL -1	340	€/m ²		Total area LEVEL -1	213 180,00	€
Building expenses - Total area above ground level	510	€/m ²	/	Total area above ground level	944 010,00	€
Expenses landscaping	50	€/m ²	/	land plot area	122 500,00	€
Expenses equipment						200 000,00 €
Expenses design						120 000,00 €
Expenses for building supervising	3,0	€/m ²	/	Total area above ground level	5 553,00	€
Expenses for administrative taxes	6,0	€/m ²	/	Total area with basement	14 868,00	€
Extraordinary expenses 5%						81 005,55 €
Total costs including taxes						1 701 116,55 €

BUDGET FRAME:	1 742 400 €
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